

# **CPAM 2007-0001**

## **Housing Policies**

Loudoun County Planning Commission  
Public Hearing  
July 16, 2007

# Introduction

- Board of Supervisors initiates CPAM April 2007
- Based on recommendations of the Housing Advisory Board (HAB)
- Board initiated new CPAM in conjunction with fund consolidation and new program development
- Proposed changes broaden and update countywide housing policies

# **Housing Advisory Board**

- HAB appointed by the Board of Supervisors on June 7, 2005
- HAB tasked with advising the Board on policy and program development
- AECOM commissioned to study housing affordability of the workforce
- AECOM shows area of greatest need below 100% AMI (\$94,500 for 2007)

# Unmet Housing Needs: 2005

<u>AMI</u>	<u># Households</u>	<u>Supply*</u>	<u>Deficit</u>
Up to 30%	4,788	896	3,892 (81%)**
30% to 70%	17,514	7,043	10,471 (60%)
70% to 100%	25,398	15,666	9,732 (38%)
<b>Total</b> (50%)	<b>47,700</b>	<b>23,605</b>	<b>24,095</b>

\*Units and assistance programs

\*\* % of HHs in Income Range

# Current Housing Policies

- Current policies adopted July 2001
- Primary objective to assure that all existing and future residents served by range of housing opportunities
- “affordable housing” defined as housing for incomes ranging from 30% to 70% of the median income

# **New Policies Address...**

- Locating near transit & employment centers
- Bringing affordable housing up to safe and livable conditions
- Incentives to encourage private investment
- Supporting regional cooperative efforts
- Prioritizing public land and resources
- Encourages Universal Design and energy efficiency

# Summary

- Without specific policy direction for addressing unmet affordable housing needs, deficits will continue over time
- Proposed policies address housing needs across wider income spectrum, 100% AMI
- Provide policy direction for housing programs and initiatives

# **Next Steps**

- September Worksession
- Board of Supervisors Public Hearing Fall 2007



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